

071.0

0002

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
1,247,300 / 1,247,300

APPRAISED:

1,247,300 / 1,247,300

USE VALUE:

1,247,300 / 1,247,300

ASSESSED:

1,247,300 / 1,247,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		BEVERLY RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SCHNELLDORFER THOMAS	
Owner 2:	CHU MAYLENE	
Owner 3:		

Street 1: 35 BEVERLY Rd  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

PREVIOUS OWNER  
Owner 1: CROCKER PETER/PGA CO LLC -  
Owner 2: BAUMANN ANN/PGA CO LLC -  
Street 1: 565 TURNPIKE ST SUITE 80  
Twn/City: N. ANDOVER  
St/Prov: MA Cntry:  
Postal: 01845

NARRATIVE DESCRIPTION  
This parcel contains 16,340 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2010, having primarily Stucco Exterior and 1880 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS  
Code Descrip/No Amount Com. Int

PROPERTY FACTORS  
Item Code Description % Item Code Description  
Z R1 SINGLE FA 100 water  
o Sewer  
n Electri  
Census: Exempt  
Flood Haz:  
D Topo 1 Level  
s Street  
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16340		Sq. Ft.	Site		0	70.	0.56	4									637,142						637,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	16340.000	610,200		637,100	1,247,300		45267
							GIS Ref
							GIS Ref
							Insp Date
							10/20/18

PREVIOUS ASSESSMENT									Parcel ID	071.0-0002-0010.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	610,200	0	16,340.	637,100	1,247,300	1,247,300	Year End Roll	12/18/2019
2019	101	FV	467,100	0	16,340.	637,100	1,104,200	1,104,200	Year End Roll	1/3/2019
2018	101	FV	467,100	0	16,340.	546,100	1,013,200	1,013,200	Year End Roll	12/20/2017
2017	101	FV	467,100	0	16,340.	509,700	976,800	976,800	Year End Roll	1/3/2017
2016	101	FV	467,100	0	16,340.	436,900	904,000	904,000	Year End	1/4/2016
2015	101	FV	458,500	0	16,340.	391,400	849,900	849,900	Year End Roll	12/11/2014
2014	101	FV	458,500	0	16,340.	362,300	820,800	820,800	Year End Roll	12/16/2013
2013	101	FV	458,500	0	16,340.	345,400	803,900	803,900		12/13/2012

SALES INFORMATION									TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
CROCKER PETER/P	1369-12		6/1/2009	Mult Lots	680,000	No	No							
GISO FRANK III/	1258-44		2/25/2009	Family		10	No	No						
CROCKER LLOYD R	1258-44		9/16/2002	Family		10	No	No						
	501-149		1/1/1901	Family		No	No	N						

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	6 - Colonial			Full Bath:	3	Rating:	Very Good														
Sty Ht:	2 - 2 Story			A Bath:		Rating:															
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:															
Foundation:	1 - Concrete			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good														
Prime Wall:	6 - Stucco			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good														
Color:	CREAM			A Kits:		Rating:															
View / Desir:				Fpl:		Rating:															
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:															
Grade:	B - Good			<b>CONDOS INFORMATION</b>																	
Year Blt:	2010	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:	G12	Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																	
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	0.8	%														
Prim Int Wall:	1 - Drywall			Functional:																	
Sec Int Wall:		%		Economic:																	
Partition:	T - Typical			Special:																	
Prim Floors:	3 - Hardwood			Override:																	
Sec Floors:		%		Total:	0.8	%															
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>																	
Subfloor:				Basic \$ / SQ:	125.00																
Bsmnt Gar:				Size Adj.:	1.20851064																
Electric:	3 - Typical			Const Adj.:	0.99989998																
Insulation:	2 - Typical			Adj \$ / SQ:	151.049																
Int vs Ext:	S			Other Features:	129660																
Heat Fuel:	2 - Gas			Grade Factor:	1.33																
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:	100	LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	615130																
% Com Wall:		% Sprinkled:		Depreciation:	4921																
MOBILE HOME				Depreciated Total:	610209																
SPEC FEATURES/YARD ITEMS				WtAv\$/SQ:		AvRate:															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	071.0-0002-0010.0		
More: N	Total Yard Items:																				
				Total Special Features:																	